

**APPROVED Board of Directors Meeting Minutes**  
**Wellington Greens Homeowners Association**  
**April 15, 2025**

Present: President Linda Siedhoff, Vice-president Barbara McCuen, Secretary Jeanne Johnson, Treasurer Mike Behne, Jim Wharry and Dave Owen

Approved absence: None

Staff: Nick Horvath, Grounds Superintendent and Don McIntyre, Administrative Assistant.

Guests: Doug and Tammy Kerr, Katie Pocras and Brian Beck

**Approval of Prior Meeting Minutes:** Linda asked for any additions or corrections to The March 18, 2025 meeting minutes. Barb moved to accept the minutes and Jim seconded the motion. Motion carried.

**Resident's Comments:** Doug and Tammy Kerr said they were here to request the removal of rock next to the drive into Sunbury. After discussion Nick was directed to remove the rock. Katie said there was something in last month's minutes about having to paint her garage door. Jeanne told her that was if all the units agreed to change colors of the garage doors. Katie said she requested clover to be planted over a year ago and it has not been planted and if it is not planted this week, she will hire some to plant it and bill WGHA. Linda said we will discuss it in executive session. Brian Beck said he was president of Eagle Hills HOA and just wanted to set in on one of our meetings; he said that he had looked at our website and thought it was very good.

**Grounds Superintendent's Report:** (Written report submitted prior to meeting) Thank you to all that participated in the spring clean-up on 4/12/2025. The entire campus has been mowed once and we should be in a steady routine by the end of April. We will also be applying fresh mulch to the clubhouse, entrances off 70 th street and some other islands around Wellington Greens. Our summer help will be starting in May.

Spring fertilizer has been put down, and another round of fertilizer that includes pre-emergent and grub control will be put down 1 st week of May. We will be seeding bare areas the last couple weeks of April, so help watering from residents is encouraged. Thank You, Nick Horvath WG Grounds Superintendent 402-440-1067

Nick said his last priority is to plant clover and when it is planted, it will not be clover because it will encroach on the neighbor's grass.

**Committee Reports:** (Written reports are submitted in advance and are in blue font.)

Finance/Treasurer Treasurer's Report for the April 2025 meeting I've reviewed the financial statements as of March 31, 2025 copies are attached. From operations we had current month net income of 53,289 which gives us a year-to-date net income of 24,912.

The YTD budgeted revenue is 338,979 actual revenue YTD is 348,216 - we are above budget for the year by 9,236. Green Fees Revenue is 9,628 more than budget.

On the expense side, employee expenses are under budget for the year by 6,725. Buildings and Grounds are 5,177 under budget for the year. Total Utilities are above budget for the year by 595. Total General & Administrative expenses are below budget by 5,446. Total Expenses are 323,304 and budget is 340,057 resulting in a YTD difference of 16,753.

The balance sheet has 243,546 in current assets and 77,793 in current liabilities. The current ratio (current assets to current liabilities) is 3.13 to 1.

Cash is at 94,860 in the checking account. The Reserve Account balance is 134,013. The monthly transfer to the reserve is \$20 a unit x 277 or 5,540 a month. The lockbox fees for March were 539.

As of 3-31-25 the bank loan is down to 21,795. Maturity Date is 3/30/2026 Monthly Payment is 1,855.

As of 3-31-25 the Accounts Receivable are 18,759 and the Prepaid Dues are (25,010).

On 4-11-25 I met with Riley Tonkin at Highstreet Insurance for the WG annual insurance review. Our policies renew on 5-1-25 for a year. Our General Insurance coverage includes Business Owners, Auto, Umbrella, Employment Practices Liability, and Workers Compensation. The current year premium is 17,635 and the renewal premium is 18,563 which is only a 928. increase for the year.

If there are any questions, please contact me. I request the financial statements be approved as presented. Respectfully submitted, Mike Behne, Treasurer:

Jim moved to approved the financial report. Barb seconded. Motion carried.

**Golf Report:** The golf committee met April 6th, in attendance was Dave Owen, Carol Conway, Nick Horvath, Lon Dyer, Mike Beaver, and Ray Daniel.

Ray wanted to get together to discuss marshaling and what was expected of him. Carol showed him an example of a list of golf members and said she could get him an updated list whenever he needed. We discussed; the different types of memberships and who could golf using these memberships, guests and although we can see if a member signed in a guest, we need to trust that the member paid for their guest. We shared different situations he might encounter and gave him suggestions on how to handle them. One issue that came up is residents loaning their golf tag to a relative or friend. Many residents think this is OK because they do not golf why shouldn't someone use it. I would like to put a notice in the next newsletter explaining that this is against the rules and is only costing us money.

At this meeting we also discussed the Ameritas league. They are starting April 30th and will plan until September 10th. When we discussed a \$100 course rental fee, we were

thinking it would apply each night they played, apparently, I miscommunicated this to Carol and Ameritas was told it would be a onetime fee for the season. Carol says they have enough members in their league for the others to just come as a guest of a member. This league has been playing here since the 1970's and the golf committee feels that pricing them out of playing here would be a mistake.

I would like to look into doing all of our golf sign in via our website/QR code. This would involve doing some website design and possibly cost some money to realize but I think it's the best way to get accurate information on how many people are utilizing our course. Golf marshaling would be instantly up to date and we could see if a guest was paid for. Do we need to vote on this?

We discussed signage and believe we need a sign on the first tee that says we have a golf marshal on duty. Do we need to vote on this?

GOLF MARSHALL ON DUTY, BE PREPARED TO SHOW YOUR GOLF TAG WITH UPDATED STICKER

I would like you to consider signage that explains who can golf on our course, posted either on a yard sign near the first tee box or by the sign in sheet.

WELLINGTON GREENS GOLF COURSE FOR MEMBERS AND THEIR GUESTS, ALL GUESTS MUST BE ACCOMPANIED BY A MEMBER, NO EXCEPTIONS!

The golf committee and the golf marshal would like to put a note in the summer newsletters. The first one would say something like this.

Ray Daniel is our golf marshal, please thank him when you see him on the course. The golf course is a revenue source for our association. All guests on the golf course **MUST** be accompanied by a member. If a friend or relative would like to golf and you cannot accompany them, suggest they buy a membership. **LOANING OUT YOUR GOLF TAG IS NOT ALLOWED.**

Dave said that a nephew of a resident was playing and thought he could use their golf tag and that he caught some boys playing that thought it was free. Nick said that we are renting a golf cart for Ray to marshal with and getting a flag that says marshal and getting him a vest. Dave said he would like to add signing up to play golf to the website and would talk to Kurt.

**Administrative Assistant Report:** Don reported the following deed changes: The following deed changes took place since my last report:

On 2-19-25, 7311 OPR No. 22, from Jason Merritt to Ashley Montag,  
On 3-20-25, 7541 OPR No. 2, Norma Mason to Darlene Sheppard and  
On 3-25-25, 7541 OPR No. 5, Joseph and Joan Field to Barbara Potter.

**Architecture Committee Report:** Architecture Requests:

7300 South St. Unit 2 New owners moving in request a back fence between privacy fencing. Still pending.

Problem Units:

7111 OPR 6 – final notice/work hired after 5/31/25

7221 OPR #10 – em about wrong color brown painted on garage door 4/1/25.

Work Requested Letters:

7541 OPR 15 - 2nd floor needs shingles replaces, rot repaired, entire white wood siding/trim painted.

7311OPR 22- paint white radon piping dark brown, non-compliance windows issue from previous owner. Did owner or realtor disclose non-compliance issue before purchasing?

Demands from Friesen answered & submitted

Jeanne's Sunbury Court proposal – discuss more if needed.

4/1/25 Sunbury Court Standards meeting – see minutes below.

### **Meeting minutes for 4/1/2025 meeting**

SB owners in attendance: Amanda Termaat, Tammy & Doug Kerr, Jessica Zaruba, \*Susie Orduna, Jeff Vifquain, Susan Schatz, Mike & Kris Beaver, Geoff & Tisha Friesen, Linda Siedhoff, Bart Sorenson. \*Susie Orduna is a resident.

SB owners not in attendance: Robert Miller, Jim Hawkins, Macrae Zappala

Architecture committee in attendance: Jeanne Johnson, Nan Hessee, Annie Votipka

### **Agenda**

#### **??Sunbury Court Architectural Standards Meeting Agenda**

?? **Date:** April 1, 2024

?? **Location:** WGHA clubhouse, 7600 Old Post Rd

?? **Time:** 7-8:30pm

**Facilitator:** Jeanne WGHA Architecture Chair

**Jeanne read the following**

#### **Purpose of the meeting:**

□ This meeting is about Sunbury Court owners, with the guidance of the WGHA architecture committee, coming together to discuss, agree upon, vote as necessary and ultimately update written architectural standards the owners will abide by that are harmonious, protect home values and follow current WGHA covenants and bylaws.

#### **Exterior history of Sunbury Court:**

□ Built in 1969

□ 3 buildings with 4 units in each.

□ Exteriors of brick and wood. All windows, doors and garage doors were originally made of wood.

- Roof – Original roofs were cedar or asphalt shingles.
- When building/units were originally built, only the vertical siding was the light gray color. Everything else wood was painted the dark gray color, less front doors.

### **Current exterior issues:**

1. Paint
  - a. Original Sherwin Williams paint colors no longer available.
  - b. Owner's color matching when repainting
  - c. Many shades and tones of light & dark gray colors on units.
  - d. Inconsistencies of areas painted light or dark gray.
2. Wood exteriors/fencing
  - a. Old and rotting in places
  - b. Some units have removed trim pieces
3. Garage doors
  - a. Old and outdated

**Overall issue:** Sunbury Court is in need of a facelift but all owners recently painted and replaced decking and other exterior items.

### **Discussion:**

**Jeanne presented the possible compromise noted below.**

Possible compromise presented by architecture: Since owners recently painted and updated decking, figure out a way to live with the current state of the exterior but come up with a plan to update the court in the future.

1. Ideas for living with current exteriors until the agreed upon time to update.
  - a. Owners agree on the brand and codes for current paint colors.
  - b. Owners agree on consistent use of the 2 paint colors and paint accordingly.
    - i. Idea - Each building could have its own unique look using the 2 paint colors and still work harmoniously with the others.
    - c. Window Idea - Each building (not unit) has the same window color. **\*this would require 2/3 court approval, approval from architecture & board.**
      - i. Window material, wood or vinyl, owners' choice.
      - ii. Opens the door to owners who want to update to stock colored vinyl windows.
        1. Stock window color would need to work in harmony with the paint colors.
      - iii. Owners in building would all need to complete w/in 2 years.
    - d. Garage doors – could look into updating now.
    - e. Other
2. Updating the court -
  - a. Agreeing when to do it. 5 -10 years out?
  - b. Work on a plan
  - c. Possibly hire a professional
    - i. Would probably be an extra cost but it might be worth it.
    - ii. Provide recommendations, current & new. Maybe a vision for the court no one has considered.
    - iii. Provide written reports with specific materials, colors, and best practices.
  - iv. Saves Time – Homeowners don't need to figure out everything from scratch or have

multiple meetings.

v. Gives the WGHA architecture & Board a Professional Plan to review. d. How to hold owners accountable

e. **Any change would require 2/3 court approval, approval from architecture & board.**

**Owners share their ideas / vision for the court** – please limit time to keep the meeting flowing. Jeanne opened the discussion to owners. No one shared another plan. Verbally agreed liked idea of compromise proposal.

Discussion continued. What will current standards be?

**Paint colors.** Brief discussion and hand vote. No color matching, want actual color swatch codes. Next step - Pick 2 colors, from Sherwin Williams or similar, that match closest to current 2 colors on units.

**Color standards on buildings.** Go back to the original look when built OR each unit match per building. S & N buildings currently ones that 2 colors are painted differently but units match or are pretty close. Discussion continued. Variations in light and dark colors discussed. Keeping units how they look now brought up.

Windows were the main concern of residents due to different manufacturers as well as vinyl and wood choices. At present, units have mainly dark gray windows, some light gray and some white window trims. Units need to be exact or at least in harmony. Will that be all units or per building?

Windows are not the only issue. The old neighborhood, originally built in all wood, needs constant upkeep. That includes soffits, doors, and siding. Roofs are not included in this meeting at this time. Do residents want to consider newer materials? Do residents want to pay for a professional to help decide? The paint match or code must be determined when a final color for trim is chosen. Will the paint be purchased at one store?

While the by-laws come into play with exterior maintenance, they were not the focus of the meeting. Once colors are chosen, those residents needing to change will have to adhere to the by-laws as written at this time.

Residents were asked to meet in their court to offer possible materials and decide if they want to work as 12 or in three groups. Another meeting will need to be scheduled.

### **Review, Next Steps & Closing**

- ☐ Schedule another meeting **to be determined**, work through emails or both.
- ☐ Assign tasks and deadlines as needed
- ☐ Start working on draft of the written standards
- ☐ o Architecture will write draft. All owners will review.

- ☐ Set deadlines as needed
- ☐ Thank you!

**Landscape Report:** The Landscape Report for April 15, 2025

I have had to send another letter to a unit owner for their garbage can being out in front of their garage. The letter was sent on 3/10 and they should have corrected the situation by the 17th. To date, the owner has not taken any action and the can is still in front of their garage, they should be fined again. This will be the third time they have been fined.

I got a call from one owner who was fined over his tenant's dogs and he may want to protest the fine. I talked to him and asked him to either write me a note with his protest and I would circulate with the board, or if not, I invited him to the meeting on Tuesday to lodge his protest.

I'm trying to set up a landscape committee meeting for the end of April but am not getting positive responses from the list of names I've been given. There are couple more to go, not done yet. Respectfully submitted, Jim Wharry Landscape

Jim said he had talked to owner that his tenant was not picking up the dog poop and think we should lift the fine as long as the tenant picks up the poop. Jim said that Mona Way agreed to be on the landscape committee.

**Long Range Planning:** No report for the Long-Range Planning Committee this month.

**Concrete:** CONCRETE COMMITTEE MEETING APRIL 13, 2025

In attendance, Dave Owen, Steve Buchanan, David Fries, and Kristin Owen

We discussed the scope of work to be done and the criteria that will be used. A prioritization of the areas that are the most in need work. We talked about the budget we had to work with and getting bids from contractors, and checking to see if the city is still doing their city sidewalk repair reimbursement.

We looked at 4 areas that I identified as high priority. Square footage is approximate.

1- maintenance building approach 380 sq ft

2- Kimberly court units 15-17 1700 sq ft

3- Regency Square unit 5 and 6 2000 sq ft (drainage issue that the board promised to repair)

4- Wellington court unit 16. 1200 sq ft (issues with large tree in the owners courtyard and a leaning brick wall on unit 17 that might get damaged during repair)

These are the areas we want to get bids on, with contractors understanding that we will have other work as well. We really want to get a sq ft price that we can use as a reference. Our concern is good contractors are getting busy and we want to choose a contractor and get on their schedule ASAP.

Next Steps;

Getting bids on these areas,

Steve is going to research the City sidewalk program and identify areas that meet the criteria for repair. The main priority is the 70th street sidewalk.

Continue to survey the concrete to identify areas for repair.

At the May Board meeting we hope to have bids completed and be able to choose a contractor.

Our next Concrete Committee meeting is April 26, 2025 at 1pm.

Dave said maintenance has been low on concrete. He said in Wellington Court between Nos. 16 and 17 is a real mess with a large tree causing damage and a leaning brick wall. Barb suggested taking the concrete out in that area and make a walkway up to No. 16's entrance. Dave said he hoped to have bids by next month's meeting.

**Court Captains:** Court captains met at the clubhouse on March 29, 2025 and 10:00. In attendance were Velda Menard, Leslie Pieper, Connie Strohmeyer, Susan Schatz, Bob Webb, Carl Engstrom, Kris Grier, Jake Sorensen, Dave Fries, Paula Schwarten, Nan Hessee, Barbara McCuen, Jeanne Johnson and Nick Horvath, Maintenance Superintendent.

Barbara reported on the Rock and Roll Party, and said it was a great success. There were residents there that had never been to an event.

Nick reported on opening irrigation, fertilizing and tree cleanup in the near future. Community clean-up day will be April 12 from 10-12 with lunch being served at the clubhouse at noon. A reminder that the garbage companies will no longer pick up leaves and yard waste beginning April 1. Please put paper bags out and the guys will pick up regularly. They are also starting to hand water new trees as we are not getting enough rain.

Maintenance will be planting approximately 15, 6-8 foot trees this year. Due to budget restraints in the spring, they will be planted in the fall.

Jeanne Johnson reported that she will be meeting with all the courts to discuss paint colors and materials for each court. It must be voted on by the court.

Garage sale will be June 6-7. Pick up by Goodwill will at 3:00 p.m. on Saturday. Please put items to be picked up by the street in your court.

June 20 will be the date for the summer party. Free margaritas and entertainment will be musicians from the Wheeztones.

Please be respectful to the maintenance guys and considerate. You are all on the list. The board will check on the cost of painting the lamp posts at the entrance to the courts. Linda explained how the fine works.

Nick said if in the budget the fence will continue on 70th Street.

Respectfully submitted, Linda Siedhoff Chairman, Court captains

## **Social Committee.** [SOCIAL COMMITTEE](#)

### 1. [Tuesday Morning Coffee Klatches](#)

The Tuesday Morning Coffee Klatches will continue to be held at the clubhouse through the month of April. Currently hosted by social committee member Joey Kramer with assistance from Lois Reins, the coffees are attended by 6 to 12 residents each week.

The April 8, 2025 Coffee Klatch featured a presentation by financial planner Eric Christiansen on the topics of the stock market and investment strategies.

### 2. [Rock 'n Roll Party](#)

The "Rock 'n Roll Party" held on Saturday, March 22, 2025 at the clubhouse from 6:30 to 9:30 PM was a success! More than 40 residents attended with DJ Jay Hayden providing the music from the 60s, 70s, and 80s on. Mr. Hayden's fee for the event is \$225.00. Wine left over from the Wine, Cheese & Chocolate party in February 8, 2025, was served along with water and snacks.

Residents sat at tables and visited with each other from 6:30 until about 8:00 PM. From 8:00 until about 9:00 PM, residents had a great time dancing in the area in front of the DJ, who was located at the north end of the clubhouse. After dancing, residents assisted members of the social committee in cleaning the kitchen and table tops and sweeping the clubhouse floor.

### 3. [Wellington Greens Spring Cleanup Day](#)

At noon on Saturday, April 12, 2025, a buffet lunch was served to community members who participated in the Spring Cleanup Day. Lunch consisted of 4" Goodcents sub sandwiches, a variety of chips, mozzarella cheese balls, cookies and bottled water.

### 4. [Painting on Canvas Party](#)

A painting on canvas party will be hosted by artist Kerri Roper on Thursday, April 17, 2025, from 6:30 to 9:30 PM at the clubhouse. All supplies will be provided for a registration fee of \$25.00.

#### 5. 3rd Annual Summer Fun Party

The 3rd Annual Summer Fun Party will be hosted by the Social Committee on Friday, June 20, 2025, on the lawn south of the clubhouse from 6:30 to 9:30 PM.

Guitarists/singers Doug Dickeson and Jon Sundermier will provide the entertainment for the event. As in the past, a margarita machine has been ordered to rent from Dan the Margarita Man so that free margaritas can be served.

Barb pointed out that the windows in the clubhouse had been cleaned.

**Web Site:** Don said that Kurt was doing a great job with the website. Dave said he wanted to talk to him.

**OLD BUSINESS:** It was mentioned that Linda Sorensen had moved and rented her unit and that Mona Way is the new court captain.

#### **NEW BUSINESS**

##### **Newsletter topics**

- Residents are encouraged to water grass.
- Katie's purchase of new lights
- Changes in the board meeting sign in sheets
- Ray Daniels is golf marshal
- Landscape committee needs members

Jim moved that we adjourn. Jeanne seconded the motion. Motion carried.

Meeting adjourned at 4:20 p.m.

**Next Meeting:** The May, 2025 Board meeting is scheduled for May 20, 2025 at the clubhouse starting at 3:30 P.M.